

# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

FRIDAY 7 OCTOBER 2016

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## NABERS 2015-16 ANNUAL REPORT SHOWS CONTINUED INDUSTRY IMPROVEMENT

The National Built Environment Rating System (NABERS) [Annual Report](#) for 2015-16 was released last week. The report shows growth in the number of rated shopping centres, and also a marked improvement in the average star rating achieved. 129 shopping centres were certified in 2015-16, an improvement of 20 (18%) from 2014-15, and the average star rating improved by 6.1% to 3.5 stars. These results – which without government intervention or regulation – demonstrate the effectiveness of voluntary engagement with NABERS. They also validate the Shopping Centre Council's view that there is no policy failure that would otherwise require the application of an equivalent Commercial Building Disclosure (CBD) scheme (i.e. mandatory disclosure) to shopping centres ([Shop Talk 11/2/16](#)). The extension of the CBD scheme was most recently contemplated (and put aside) by the current Government in its previous term throughout 2015-16, a process and outcome which was supported by an independent review by ACIL Allen.

## INITIAL SUBMISSION ON VICTORIAN RETAIL SMALL BUSINESS REGULATION REVIEW

The Shopping Centre Council has provided an initial submission to Small Business Victoria in response to its Small Business Regulation Review Issues Paper ([Shop Talk 28/7/16](#)). The Issues Paper has a reasonably open ended brief and wades into areas of regulation at the local, state and federal levels, although it is understood that focus will be given to areas within the state Government's control. Retail leasing is mentioned in the Issues Paper raising the concern that the review may become a proxy review of the *Retail Leases Act 2003*. We have raised concerns in this regard and noted that this review – which is meant to be focussed on areas of regulation which are inhibiting the growth and productivity of small business – would be unlikely to give appropriate consideration to the legitimate interests of shopping centre landlords. The review is ongoing.

## LAST CHANCE TO BUY TICKETS TO INDUSTRY LUNCH WITH STEVEN LOWY AM

Just a friendly reminder that time is running out to purchase tickets to attend the Shopping Centre Council Industry Lunch with Steven Lowy AM. The event is being held next week, Thursday 13 October, at the Westin Ballroom in Sydney. Tickets can be purchased [here](#).

## FISHERMANS BEND FRAMEWORK CONTEMPLATES VALUE CAPTURE

The Victorian Minister for Planning, Richard Wynne, has [announced](#) the development of a 2050 vision [document](#) to guide the planning and delivery of the Fishermans Bend urban renewal precinct. Among a number of workstreams to support the vision is the investigation of various funding models, including the investigation of 'value capture opportunities as well as identifying innovative funding models to deliver (our) public infrastructure'. We have long raised concerns about so-called 'value capture', including the lack of clear and agreed definition and also the possibility that it will just become another property tax.

## ABS RETAIL TRADE FIGURES INDICATE FURTHER SLOWING OF GROWTH

The latest release (August 2016) of the monthly ABS Retail Trade data indicates that the overall month-on-month (m-o-m) trend estimate grew by 0.1 per cent, and by 2.6 per cent year-on-year (y-o-y), down from a revised 2.8 per cent in the prior corresponding period (pcp). In trend terms, y-o-y growth of total turnover in Australia has decreased every month since December 2015, however growth is still more than two and a half times inflation. In seasonally adjusted terms, Retail Turnover increased by 0.4 per cent in August 2016 and increased by 2.8 per cent on a y-o-y basis (up from 2.7 per cent in the pcp). The latest release of the Westpac Melbourne Institute Consumer Sentiment Index indicates that consumer sentiment was at 101.4 for September 2016, up from 101.0 in August.

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